

**MINUTES  
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
MARCH 18, 2014  
11:14 p.m.**

**CALL TO ORDER**

Chair Hovland called the HRA meeting to order at 11:14 p.m.

**ROLLCALL**

Answering rollcall were Commissioners Bennett, Brindle, Sprague, Swenson and Chair Hovland.

**APPROVAL OF MEETING AGENDA**

**Motion made by Commissioner Swenson, seconded by Commissioner Sprague approving the Meeting Agenda.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**MINUTES OF THE REGULAR MEETING OF FEBRUARY 18, 2014 APPROVED**

**Motion made by Commissioner Bennett, seconded by Commissioner Brindle approving the Minutes of the Meeting of the Edina Housing and Redevelopment Authority for March 4, 2014, noting the date correction to March 4, 2014 needed on page one.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**CHANGE ORDER – BUILDING DEMOLITION AT 3930 WEST 49-1/2 STREET**

Engineer Millner explained the change request was necessary due to additional remediation necessary during the demolitions, disposal and restoration at 3930 West 49-1/2 Street. The contractor discovered an underground storage tank partially filled with liquid and materials including asbestos buried on the property. He added that all materials have been removed and disposed of and the site has been restored with topsoil and bio-degradable seeding blankets. The change order would increase the amount of the contract with Veit & Company by over 10%, requiring HRA approval. The original contract was \$110,300.00 and after the \$65,178.49 change order the total will be at \$175,478.49. The additional costs will be funded by the previous owner through monies held in escrow at the real estate closing.

**Motion by Commissioner Swenson, seconded by Commissioner Sprague approving a change order in the amount of \$65,178.49 for Veit & Company relating to the demolition, disposal and restoration at 4930 West 49-1/2 Street.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**CHANGE ORDER – ENVIRONMENTAL SERVICES AT 3930 WEST 49-1/2 STREET**

Engineer Millner explained the change request for environmental services at 3930 West 49-1/2 Street also was due to the underground tank. In order to comply with statute, Barr Engineering has been the contractor for environmental services. The additional services will increase the contract amount by \$8,000 from \$86,700 to \$94,700. The additional cost will be funded by the previous owner through monies held in escrow at closing.

**Motion by Commissioner Bennett, seconded by Commissioner Brindle approving a change order in the amount of \$8,000 for Barr Engineering relating to the demolition, disposal and restoration at 4930 West 49-1/2 Street.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**PENTAGON PARK REDEVELOPMENT – AUTHORIZING PREPARATION OF REDEVELOPMENT AGREEMENT**

## Minutes/HRA/March 18, 2014

Economic Development Manager Neuendorf explained that the owner of Pentagon Park approached the City to request financial assistance to achieve its long-term redevelopment goals and to remediate poor soils and hazardous abatement, resulting in extraordinary costs. Mr. Neuendorf presented the structure of the proposed assistance, noting the greatest risk would be borne by the developer and his investors with very little risk/exposure to the City. The proposed terms anticipated that a Tax Increment Financing (TIF) note would be pledged to the developer upon initiation of each phase of the project. Upon successful completion of each phase, the City would make payments on the TIF note from incremental property taxes generated by the new buildings.

Chair Hovland noted this was the same issue acted on during the City Council meeting. The HRA had no further questions. Commissioner **Swenson made a motion, seconded by Commissioner Bennett, authorizing the preparation of a Redevelopment Agreement for the Pentagon Park Redevelopment for future consideration by the City Council and Edina Housing and Redevelopment Authority.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland  
Motion carried.

### **ADJOURNMENT**

Chair Hovland declared the meeting adjourned at 11:19 p.m.

Respectfully submitted,

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Scott Neal, Executive Director